

THE CORPORATION OF THE  
TOWN OF PELHAM

BY-LAW NO. 4464(2022)

**Being a by-law to adopt an Amendment to the Official Plan for the  
Town of Pelham Planning Area.**

**Amendment No. 14**

**Summersides Village  
File no. OP-AM-02-21**


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THE MUNICIPAL COUNCIL OF THE CORPORATION OF THE TOWN  
OF PELHAM IN ACCORDANCE WITH THE PROVISIONS OF SECTION  
17 OF THE PLANNING ACT, R.S.O, 1990, AS AMENDED, HEREBY  
ENACTS AS FOLLOWS:


1. **THAT** Amendment No. 14 to the Official Plan of the Town of Pelham consisting of the attached explanatory text and schedule is adopted.
2. **AND THAT** the Clerk of the Town is authorized to effect any minor modifications or correction solely of an administrative, numerical, grammatical, semantical or descriptive nature to this by-law or its schedules after passage of this by-law

ENACTED, SIGNED AND SEALED THIS

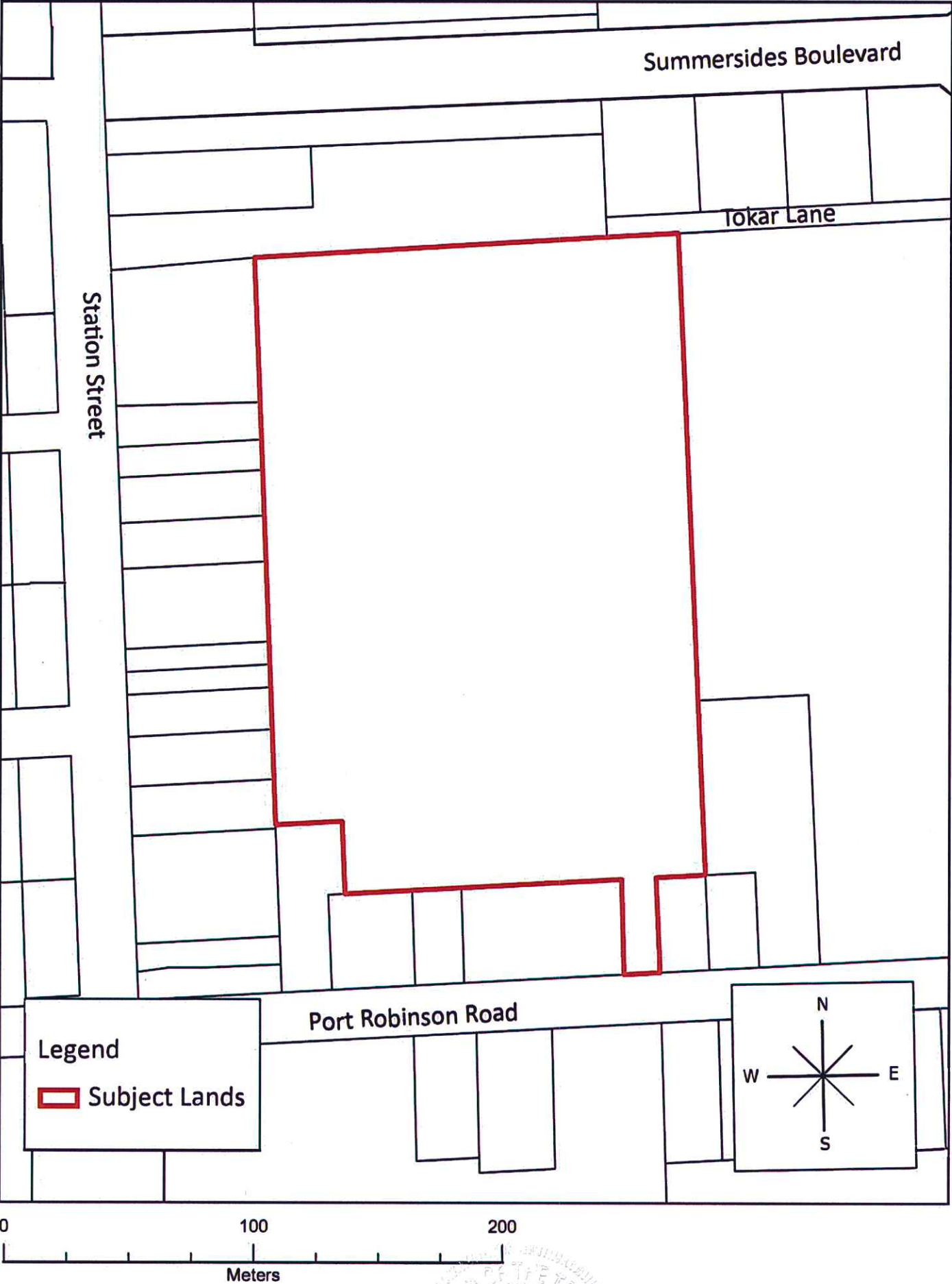
20<sup>th</sup> DAY OF JUNE, 2022 A.D.

  
MAYOR MARVIN JUNKIN

  
CLERK HOLLY WILLFORD



Schedule 'A'



This is Schedule 'A' to By-law No. 4464 (2022) passed the 20 day of June, 2022.

  
 Mayor: Marvin Junkin

  
 Clerk: Holly Willford

**AMENDMENT NO. 14**  
**TO THE**  
**OFFICIAL PLAN (2014)**  
**FOR THE**  
**CORPORATION OF THE TOWN OF PELHAM**  
**4464(2022)**

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## **PART "A" – THE PREAMBLE**

### **SECTION 1**

#### **TITLE AND COMPONENTS**

This document was approved in accordance with Section 17 and 21 of the Planning Act, R.S.O. 1990, as amended and shall be known as Amendment No. 14 to the Official Plan adopted by By-law No. 3259 (2012) and confirmed by the Ontario Municipal Board decision of July 18, 2014, for the Town of Pelham Planning Area.

Part "A", the Preamble does not constitute part of this amendment.

Part "B", the Amendment, consisting of the following text constitutes Amendment No. 14 to the Official Plan adopted by By-law 3259 (2012) and confirmed by the Ontario Municipal Board decision of July 18, 2014 for the Town of Pelham Planning Area.

### **SECTION 2**

#### **PURPOSE OF THIS AMENDMENT**

The purpose of this Amendment is to amend Policy B1.7.4.1(c) by allowing a deviation from the Demonstration Plans contained in Appendix A of the Official Plan to reflect changes in the proposed street network.

The effect of the amendment will be to permit the draft plan of subdivision with the proposed street network which eliminates the westerly street connection to Port Robinson Road and the rear laneway as shown on the Demonstration Plans contained in A of the Official Plan.

### **SECTION 3**

#### **LOCATION OF THE AMENDMENT**

The lands that are subject to this Amendment are located on the north side of Port Robinson Road, east of Station Street.

### **SECTION 4**

#### **BASIS OF THE AMENDMENT**

The Planning Act, R.S.O. 1990, as amended, provides that amendments may be made to the Official Plan. Policies of the Official Plan have been considered in the preparation of this Amendment and the following factors:

1. The amendment will facilitate orderly and logical development that will allow for the efficient movement of residents through the neighbourhood without negative impacts to the street network.

2. This Amendment is consistent with the Provincial Policy Statement and conforms to the Growth Plan for the Greater Golden Horseshoe and the Region of Niagara Official Plan.

## **SECTION 5 IMPLEMENTATION AND INTERPRETATION**

The relevant policies of the Official Plan adopted by By-law No. 3259 (2012) and confirmed by the Ontario Municipal Board decision of July 18, 2014, of the Town of Pelham Planning Area shall apply to the implementation and interpretation of this Amendment.

## **PART "B" – THE AMENDMENT**

The Amendment consisting of the following policies and attached map designated as Schedule 'A', identifies the subject lands that constitute Amendment No. 14 to the Official Plan adopted by By-law 3259 (2012) for the Pelham Planning Area, and confirmed by the Ontario Municipal Board decision of July 18, 2014.

The Official Plan, adopted by By-law 3259 (2012) for the Pelham Planning Area, and confirmed by the Ontario Municipal Board decision of July 18, 2014 is hereby amended as follows:

1. The revision of the following Policy:

Part "B" – The Amendment consisting of the following policies and attached map designated as Schedule 'A', identifies the subject lands that constitute Amendment No. 14 to the Official Plan adopted by By-law 3259 (2012) for the Pelham Planning Area, and confirmed by the Ontario Municipal Board decision of July 18, 2014.

The Official Plan, adopted by By-law 3259 (2012) for the Pelham Planning Area, and confirmed by the Ontario Municipal Board decision of July 18, 2014 is hereby amended as follows:

### **B.1.7.4.1 Demonstration Plans**

c) All development within the East Fonthill Secondary Plan Area shall be generally consistent with the Demonstration Plans attached to this Plan as Appendix A. Adjustments and further refinements to the Demonstration Plans are anticipated and shall not require an Amendment to this Plan, provided that the intent and general design approach inherent to the Demonstration Plans are achieved to the satisfaction of the Town.

**to**

c) The street network proposed in the Summersides Village Draft Plan of Subdivision is permitted with deviations from the Demonstration Plans attached to this Plan as Appendix A.